

PART 13

Off-Street Parking and Loading

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SECTION 1301. PURPOSE

The regulations of this Part are designed to alleviate or prevent congestion of streets by establishing minimum requirements for on-site storage, loading, and/or unloading of motor vehicles in accordance with the use by which a property is occupied. Off-street parking and loading facilities shall be provided and maintained for all buildings, structures, or premises used for purposes permitted by this Chapter in accordance with the provisions of this Part.

SECTION 1302. SCOPE AND APPLICATION

A. Non-Conforming Parking

1. No use previously lawfully established shall be required to provide and maintain the parking and loading requirements herein, but shall maintain the parking and loading requirements as previously approved or originally required by the Township for such use.
2. For any non-conforming use which is hereafter damaged or partially destroyed, and which is lawfully reconstructed, re-established, or repaired, off-street parking and loading facilities equivalent to those maintained or required at the time of such damage or partial destruction shall be restored and continued in operation provided, however, in no case shall it be necessary to restore or maintain parking or loading facilities in excess of those required by this Chapter for equivalent new uses.
3. See Section 1802.E for regulations regarding establishing a permitted land use on a nonconforming lot with limited parking.

B. Additional Parking Required

1. When the intensity of use of any building, structure, or premises shall be increased through the addition of dwelling units, floor area, beds, seating capacity, or other unit of measurement, additional parking and loading facilities as required herein shall be provided only for such increase in intensity of use.
2. Whenever the existing use of a building, structure, or premises shall hereafter be changed or converted to a new use permitted by this Chapter, parking and loading facilities shall be provided as required herein for such new use.

C. Additional Parking Permitted

Nothing in this Chapter shall be deemed to prevent the voluntary establishment of additional off-street parking or loading facilities to serve any existing use of land or buildings, unless a maximum requirement is imposed, provided that all regulations herein governing the location, design, and operation of such facilities are followed.

D. Use of Parking by Other Uses is Limited

Off-street parking facilities for separate uses may be provided collectively if the total number of spaces so provided is not less than the sum of the separate requirements for each such use, and no parking space or portion thereof shall serve as a required space for more than one use, unless authorized by Site Plan Approval as Shared Parking, pursuant to Section 1306 of this Part.

E. Distinction Between Parking and Loading Areas

Required off-street loading and unloading spaces shall not be construed as being part of the required off-street parking spaces. In addition, required off-street parking spaces, including aisles, shall not be used for loading or unloading purposes except during hours when business operations are suspended.

F. Limitations on Parking Areas

1. Use of Parking Areas Limited

Accessory off-street parking facilities shall be utilized solely for the parking of passenger automobiles or light trucks of less than one (1) ton capacity, of patrons, occupants, or employees of specified uses. Said parking facilities shall not be used for the storage, display, repair, dismantling, or wrecking of any vehicle, equipment, or material. Further, no repair, work, or service of any kind shall be permitted in association with accessory off-street parking facilities, unless such facilities are enclosed in a building and such work or service is otherwise permitted in the district. Parking facilities shall not be used for the sale of any material, unless the material is seasonal in nature, the area to be used comprises ten percent (10%) or less of the parking area, and approval has been obtained from the Zoning Hearing Board as a Temporary Use.

2. Commercial and Recreational Vehicles on Residential Lots

On residential lots, a maximum of one (1) off-street parking space may be provided for a commercial vehicle of no more than eight (8) tons capacity (manufacturer's rating), or more than 26,000 lb. G.V.W. Grass areas in front yard setbacks are not considered off-street parking areas and shall not be utilized as such.

3. Drive-Through Stacking

A property owner proposing a drive-through facility shall provide five stacking spaces for each drive-through station in addition to the parking required by this Section. Each lane of stacking space must be at least nine feet wide and must be delineated with pavement markings. Each stacking space must be at least eighteen (18) feet long; however, individual spaces within the lane need not be delineated with pavement markings. Stacking lanes may not be located within required driveway, internal circulation, or parking aisle widths.

G. Approvals

Parking and Loading requirements will be determined through Site Plan Review process.

SECTION 1303. REQUIRED OFF-STREET PARKING RATIOS

A. Computing Number of Required Spaces

In determining the minimum required number of off-street parking or loading spaces, the following instructions shall be applicable in such computations:

1. Determining Floor Area

Off-street parking requirements shall be calculated based on gross square footage of the use to which the parking is accessory, or as otherwise provided in Section 1303.B., below.

2. Fractions

If the calculation of required parking spaces results in a fraction, said fraction shall be considered as being the next unit and shall be counted as requiring one (1) space.

3. Public Assembly Seating

In sports arenas, churches, and other places of assembly in which patrons occupy benches, pews, or other similar seating facilities, each twenty-four (24) inches of such seating shall be counted as one seat for the purpose of determining requirements hereunder.

4. Determining Parking Requirements for Other Mixed Uses

The required number of parking spaces for mixed use facilities shall be determined by the Township on the basis of the gross square footage of each use, the required parking for each use, and the degree to which such uses produce individual vehicle trips.

5. Determining Parking Requirements for Unlisted Uses

For uses not specified in Section 1303.B., below, the number of parking spaces shall be determined by the Township, on the basis of requirements for similar uses, the gross square footage of the use, and the relationship between the size of the use and the number of persons served or employed.

B. Required Parking Ratios

USES	REQUIRED PARKING SPACES
Residential	
Dwelling Unit, Single-Family	Two spaces

Dwelling Unit, Two-Family	Two spaces per dwelling unit
Dwelling Unit, Multi-Family	Studio units: 1.5 spaces One bedroom units: 1.5 spaces Two or more bedroom units: 2 spaces
Townhouse or Garden Apartment	Two spaces per unit
High-Rise Apartment	One space per unit
Mobile Home Park	Two per mobile home site, plus one per 300 square feet of office area, plus auxiliary lot(s) containing a total of one space per three (3) mobile home berths
Home Occupation	Two (maximum) in addition to residence requirement
Bed and Breakfast	Two spaces, plus one additional space per guest room
Commercial Retail and Service	
Automobile or Trailer Sales Area	One employee space for each 200 square feet of indoor floor area; plus one employee space for each 20 outdoor vehicle display spaces; plus one customer space for each 20 outdoor vehicle display spaces
Automobile Repair and Fuel Sales	Two (2) spaces per service bay, plus one space per 250 square feet of accessory retail sales area, plus one space per employee
Banks and Financial Offices	One space per 250 square feet
Bar, Lounge, Tavern, or Nightclub	One space per 35 square feet of indoor public floor area; plus one per 200 square feet of outdoor public seating area
Day Care Center	One space for each staff person plus four spaces designated for visitors
Day Care Home	One space for each staff person plus two spaces designated for visitors
Drive-Through Facilities	Five stacking spaces for each window
Furniture and Appliance Stores	Up to 15,000 square feet: One space per 500 square feet 15,000 square feet or more: One space per 500 square feet for the first 15,000 square feet; one space per 800 square feet thereafter
Greenhouse (commercial) or Facilities for Raising or Breeding Non-Farm Animals	Three spaces plus one per 125 square feet of sales area
Grocery or Supermarket	One space per 300 square feet
Hotel, Motel	One space for each separate sleeping unit in addition to five (5) parking spaces per 100 units or fraction thereof; and 1 space per each employee
Medical and Dental Clinics	One per employee plus three per doctor
Mortuary	One space per two seats capacity, plus one per 30 square feet of public assembly area
Nursing Homes	One space for every three beds, plus one per staff

	on peak shift
Office/Business/Professional Services	One per 300 square feet
Personal Care Boarding Home	One space for every two full-time staff plus one space for every three residents
Plant Nurseries, Building Material Sales, Equipment Rental or Sales Yards, and similar uses	One space per 300 square feet of sales and display area, not including green house area.
Regional Shopping Center (over 200,000 square feet)	One space per 250 square feet
Free-Standing Stores and Shopping Centers (less than 200,000 sq. ft..)	One space per 300 square feet
Restaurant (Carry-out)	One space per 140 square feet
Restaurant (Fast food, high turnover)	One space per 60 square feet
Restaurant (Sit down, low turnover)	One space per 75 square feet
Veterinary Clinic	Two spaces, plus one per three animal cages, kennels, or pens, plus one per treatment room
Industrial	
Manufacturing and Industrial Establishments	One space per 500 square feet (in industrial park) One space per 800 sq. ft. (outside industrial park)
Warehousing or Wholesaling Establishments	One space per 2000 square feet
Junk Yards	Two spaces per acre
Self-Service Storage Facility	One space per 50 storage spaces, plus one per 300 square feet of office space
Energy, Communication, and Transportation Uses	
Radio or TV Tower/Studio	One space per 500 square feet
Railway Station or Bus Station	One space per 10 seats in waiting room, plus one per 300 square feet of office area, plus one per 250 square feet of retail area
Sewage Disposal Plant with on-site office	One space per 400 square feet devoted to office use, with two spaces minimum
Telephone Exchange or Public Utility Substation	One space
Institutional	
Cemetery, Crematory, or Mausoleum	Two spaces, plus one per four seats provided for any place of assembly
College or University	One space per four students, based on projected maximum enrollment; plus one per four seats in auditorium and/or gymnasium areas; plus one per 200 square feet of office area
High School	One space per six students, based on projected maximum classroom capacity; plus one per four seats in auditorium and/or gymnasium areas; plus one per 200 square feet of office area
Elementary and Junior High School	One space per classroom; plus one per four seats in auditorium and/or gymnasium areas; plus one per 200 square feet of office area

Kindergarten or Preschool	One space per 200 square feet
Trade School, Business School, or Commuter College	One space per two students, plus one space per 200 square feet of office area
Fire Station	Six spaces per truck bay; if social hall is incorporated, additional one space per three seats in primary room of assembly
Police Station	One space per 250 square feet, plus one per police vehicle.
Hospitals	One space for each bed plus one space for each staff and employee on peak shift
Houses of Worship	One space per four seats in main auditorium, plus one per 300 square feet of classroom and meeting areas – Stacked parking is permitted
Penal or Correctional Institution	One space per ten inmates capacity
Post Offices	One space per 200 square feet
Private Club, Lodge, or Recreational Facility	One space per 250 square feet of floor area in any principal building
Library or Museum	One space per 500 square feet
Community Recreation Buildings	One space per 200 square feet
Civic Offices	One space per 250 square feet
Entertainment	
Billiard Hall	Two spaces per billiard table
Bowling Alley	Three spaces per lane plus one per four spectator seats
Campground	One space per campsite plus one per cabin
Dancing Academy	One space per 200 square feet
Game Centers	One space per 100 square feet
Health or Fitness Studio	Less than 10,000 square feet: One per 150 sq. ft. 10,000 to 19,999 square feet: One per 200 sq. ft. 20,000 to 29,999 square feet: One per 250 sq. ft. Over 30,000 square feet: One per 300 sq. ft.
Riding Stable	One space per two horse stalls
Stadium or Coliseum	One space per four seats
Swimming Pools, Skating Rinks, Tennis Clubs, and similar facilities	One space per 500 square feet of gross area or five per 100 square feet of water or court area, whichever is greater
Public Golf Course	One space per 200 square feet of floor area in any main building, plus one per every two practice tees, plus four for each green in the playing area
Theater/Cinema (indoor)	One space per four seats

SECTION 1304. DESIGN STANDARDS FOR PARKING LOTS AND DRIVEWAYS

A. Applicability

All off-street parking areas shall be developed in accordance with the standards of this Section 1304, except in the case of one- and two-family uses (unless otherwise noted), agricultural uses, and storage of vehicular merchandise not counting toward the minimum requirements as set forth in this Chapter. For purposes of this Section 1304 only, requirements for commercial and industrial uses shall also apply to multi-family residential developments, with exceptions as noted.

B. Dimensions and Layout

Each off-street parking space shall open directly upon an aisle or driveway according to the width and design as indicated below so as to provide safe and efficient means of vehicular access to such parking space. Such aisle or driveway shall be unobstructed and allow for the passage of emergency vehicles at all times.

<u>Parking Angle</u>	<u>One-Way Aisle Width</u>	<u>Two-Way Aisle Width</u>	<u>Stall Width</u>	<u>Stall Length</u>
90 degrees	24 feet	24 feet	9 feet	18 feet
60 degrees	18 feet	24 feet	9 feet	18 feet
45 degrees	15 feet	24 feet	9 feet	18 feet
0 degrees (parallel)	15 feet	24 feet	9 feet	22 feet

The parking angle shall be measured between the centerline of the parking space and the centerline of the aisle. Stall length, except for parallel parking spaces, shall be measured at right angles to the edge of the usable parking area forming the angles.

Driveways connecting parking area to street shall be a minimum width of twenty (20) feet.

C. Location and Access of Off-Street Parking and Loading Areas

1. Right-of-Way Access

- a. All off-street parking and loading facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.
- b. Acceleration and deceleration lanes may be required, as determined through Township and State review procedures.

2. Driveway Location

- a. Commercial or industrial driveway entrances or exits, and entrances into or exits from multi-family developments, shall be located at least twenty-five (25) feet from an adjoining residential property line; ten (10) feet from an adjoining non-residential property line, and at least one hundred (100) feet from the cartway of an intersection. In the event that the property is less than 100 feet in frontage, the driveway shall be at the furthest extremity from the intersection cartway that is feasible. Such drives shall intersect the street at an angle of between 75 and 105 degrees. Highway occupancy permits must be obtained for access onto State roads.
- b. Commercial and industrial driveways, but not including those driveways within multi-family developments which serve individual residential uses, shall be limited to one (1) per street frontage, with a width of no less than twenty (20) feet and no more than thirty (30) feet, exclusive of a required curb return radius. Two driveways, not exceeding thirty (30) feet in width each, may constitute a single entrance-divider-exit designed

driveway provided such entrances/exits shall be limited to one per street frontage and shall be approved by the Township Engineer. Further, the Township may, through site plan review, approve one additional drive cut per street frontage where the length of lot frontage warrants. Driveways intended for oversize vehicles may exceed the maximum width specified in this paragraph through approval from the Township.

- c. Owners of adjoining properties shall provide combined driveways wherever practical. In conjunction with approval of a development, Cecil Township may require a property owner to provide an access and circulation easement to an abutting owner where joint access is reasonable to minimize traffic congestion in serving future development. Such entrances or exits shall be designed so as not to interfere with traffic movement.
- d. Single-family and two-family residential driveways, and those driveways within multi-family developments which serve individual residential uses, shall be limited to two (2) per street frontage and a width of no less than eleven (11) feet and no greater than twenty-two (22) feet at the right-of-way line. Such drives for corner lots exiting onto arterial or collector roads shall be located as far as possible from the nearest intersection curbline, and shall intersect the street at an angle of between 75 and 105 degrees.

A proposed driveway located will be denied , if, in the opinion of the Township engineer, an unsafe condition will be created. The determination will made on the basis of speed and volume of traffic on the roadway being connected to, and the curve data and elevations of the roadway with regards to safe sight distance.

3. Location of Accessory Parking and Loading on the Same Lot

Accessory off-street parking and loading spaces shall be provided on the same lot as the use served, except as otherwise provided in this Chapter, and may be situated as one or more individual areas.

4. Location of Parking in Relation to Property Line

- a. Accessory off-street parking areas, including aisles serving spaces, may be located no closer than 8 feet to any property line and shall adhere to any additional setbacks as required by section 1506 between incompatible uses. (Residential driveways not included)

5. Interior Circulation Requirements

- a. Required off-street parking spaces shall be so designed, arranged, and regulated as to have individual spaces marked, be unobstructed and have access to an aisle or driveway so that any automobile may be moved without moving another, and so that no maneuvering directly incidental to entering or leaving a parking space shall be on any public right-of-way or walkway.
- b. Designated public or private fire lanes shall be required as deemed necessary by a Township designated fire department agent to enable effective and efficient operation of fire apparatus. Fire lanes shall have a minimum width of twenty (20) feet, a minimum vertical clearance of 13'6". Said lanes shall be maintained free of obstructions and vehicles, and shall be identified by "Fire Lane" pavement markings and posting of "No Parking - Towing Zone" signs. All designated fire lane signs or

markings shall be maintained in a clean and legible condition at all times and replaced when necessary to ensure adequate visibility. Where access to the sides or rear of buildings is required for fire lanes, but paved drives are not needed in these areas for other reasons, such as service of parking areas or loading docks, a porous pavement system consisting of interlocking, prefabricated, perforated blocks may be substituted for a conventional paved surface. In such cases, provision of pavement markings and signs shall not be required.

D. Improvement Standards for Parking Lots and Driveways

1. Required Paving and Maintenance

Except for one and two family residences, parking and driveway areas shall be paved with an impervious surface . Design of bituminous surfaces shall be four (4) inches of binder and one (1) inch of topping, or five (5) inches of stone, two and one half (2 1/2) inches of binder, and one (1) inch of topping. Design of concrete surfaces shall conform to current recommendations of the Portland Cement Association, or a minimum of four (4) inches , whichever is less. Such parking and driveway areas shall be maintained in a safe condition. Broken or crumbling paving sections shall be replaced.

2. Curbs on driveways and parking areas in any multi-family residential or non-residential development, shall conform to the following standards:

- a. Asphalt curbs shall consist of a wedge design with an overall base of eighteen inches (18”), a minimum width of one foot (1’) with a six inch (6”) rise, with six inches (6”) of the base exposed on the back side.
- b. Concrete curbs and gutters shall be installed subject to approval by the Township Engineer or such inspector as may be designated by the Board of Supervisors.

3. Drainage

Parking areas and driveways shall be graded and/or properly drained in such a manner that there will be no free flow of water onto adjacent property or public rights-of-way. Any runoff generated by such improved areas shall be disposed of in appropriate drainage facilities. Downspout leaders daylighting onto a curbed and guttered street shall be installed through a cut out of the curb so that the top of the pipe is below the top of the curb. After cutting curb, suitable patching and sealing shall be required around the pipe. Downspout drains may discharge directly onto a curb and gutter street, so long as the discharge does not flow out into the traveled cartway.

4. Marking of Parking

Parking areas shall be so lined or designated as to ensure the most efficient use of the parking spaces and provided with bumper guards or wheel guards so located that no part of the parked vehicle will extend beyond the boundary of the established parking area into any minimum required yard or landscaped area, or over adjoining property. Short-term visitor parking spaces shall be differentiated from long-term employee spaces by suitable markings.

5. Parking Lot Lighting

For commercial and industrial uses, a minimum of one footcandle of illumination shall be provided throughout the parking lot for all hours of activity between sunset and sunrise. Illumination of off-street parking areas shall be arranged and/or shielded so as not to reflect direct rays of light onto adjacent properties or streets.

6. Slope

The maximum permissible slope of any parking area shall be seven percent (7%). If parking spaces are provided in an area that exceeds five percent (5%) slope, all such spaces shall be parallel to the contour lines of the area.

E. Landscaping

All off-street parking areas shall be landscaped pursuant to Section 1505 of this Chapter.

SECTION 1305. PARKING SPACES ACCESSIBLE TO THE DISABLED

Pursuant to the Americans with Disabilities Act (ADA) of 1990, handicap-accessible parking shall be provided by any building or use initiated after the effective date of this Chapter according to requirements of said Act and any further requirements hereafter adopted by federal, state, or local law. The required number of handicap-accessible spaces shall be provided in addition to the required number of spaces indicated in Section 1303.B of this Part. Further, the number of handicap-accessible spaces shall be calculated prior to any applied reduction in parking requirements otherwise approved by the Planning Commission or provided pursuant to Section 1303.B.

SECTION 1306. SHARED PARKING

A. Purpose and Applicability

Generally, a group of non-residential uses may provide a joint parking area if the number of spaces in the area at least equals the aggregate of the spaces required for the several uses. However, uses that require parking at times when nearby uses do not need their parking facilities may, through site plan approval by the Township, use those facilities instead of providing their own, subject to recorded legal agreements and cross-easements.

B. Requirements

The Township may approve shared parking facilities located on adjoining separate properties or on a single site according to the following requirements:

1. Facilities located on adjoining separate properties must be within 600 feet of the uses they are intended to serve.
2. A convenient pedestrian connection shall be provided between the properties.
3. The availability of parking for all affected properties or uses shall be indicated by directional signs.
4. The number of spaces proposed shall meet the following restrictions:

- a. Where the uses to be served by shared parking have overlapping hours of operation, the property owner or owners shall provide spaces equal to the total of the individual parking requirements for the uses served, reduced by ten percent (10%) of that total number. The Township may approve a further reduction of that number if the property owner(s) demonstrates to the satisfaction of the Township that the resulting provision of parking will be adequate for the proposed uses.
- b. Where the uses to be served by shared parking do not overlap their hours of operation, the property owner or owners may provide parking stalls equal to the greater of the applicable individual parking requirements.

C. Written Agreement Required

Prior to establishing shared use of parking, the property owner or owners shall file with the Department of Planning a written agreement approved by the Township, providing for the shared parking use. The agreement shall state, among other terms, the responsibilities and obligations of each party in the event that one or more of the parties involved contemplate a change in ownership or use, which may affect the sharing capabilities of each site. The agreement shall be recorded in the Records Office of Washington County, Pa., upon the title records of each affected property, and shall indicate the establishment of cross-easements where applicable. In the event of a change in the type of land use for any property involved in a shared parking agreement, a new agreement between the new parties must be submitted to the Township for approval. Should the parties mutually desire to discontinue shared parking, each party must then provide for their own separate parking spaces that meet the ordinance.

SECTION 1307. LOADING REQUIREMENTS

A. Purpose

Off-street loading and unloading space(s), with proper and safe access from the street, service street, or parking lot, shall be provided on each lot where it is deemed by the Township that such facilities are necessary to adequately serve the use proposed.

B. Requirements

At least one (1) off-street loading space shall be provided, when deemed necessary by the Township, for all commercial, industrial, institutional, and educational establishments in excess of 3500 square feet of gross floor area. The number of loading spaces shall be as follows:

<u>Gross Floor Area of Building</u>	<u>Number of Off-Street Loading Spaces</u>
3500 - 20,000 square feet	1
20,001 - 50,000 square feet	2
over 50,000 square feet	3
each additional 100,000 square feet	1

C. Berth Size, Access, and Maneuverability

Each off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement, and which will not restrict the access of surrounding uses, and shall be subject to approval by the Township. The following standards shall apply:

1. Each loading berth shall be a minimum of sixty (60) feet in length and fourteen (14) feet in width.
2. A minimum maneuvering apron of sixty (60) feet shall be provided.
3. A minimum height clearance of fifteen (15) feet shall be maintained.
4. Access aisles for dock approach shall be a minimum of eighteen (18) feet for one-way aisles and twenty-four (24) feet for two-way aisles.

D. Design and Improvement Standards

1. Loading berths shall be paved with a hard or dustproof surface (asphalt, concrete, aggregate) and be curbed with an approved concrete or bituminous roll- or wedge-type curb. Loading area paving shall be capable of bearing a live load of two hundred (200) pounds per square foot.
2. Loading spaces and maneuvering aprons shall not be located in any required setback.
3. Loading and unloading facilities shall be designed so that trucks need not back in or out of, nor park in, the public right-of-way.

E. Central Loading

Central loading facilities may be substituted for loading berths on individual zoning lots provided the following conditions are fulfilled:

1. Each zoning lot served shall have direct access to the central loading area without crossing streets or alleys at grade.
2. No zoning lot served shall be more than five hundred (500) feet removed from the central loading area.
3. Total area of off-street loading berths provided shall meet the minimum requirements herein specified, based on the sum requirements of the several types of uses served.

F. Loading Waivers

The Township may waive loading dock requirements when it can be shown to the satisfaction of the Township that the building use and occupancy will not have need for large truck deliveries. Provisions must be included in the site plan which would reasonably accommodate a future loading dock should a change of use of the building or property occur.